



Agenda Item Number: 2005-4-5C

## BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 12, 2005

**Department:** Infrastructure Planning and Geo Resources  
**Staff Contact:** Tim West, Deputy County Manager for Public Works  
Steve Miller, Department Director  
Raymond Orona, Rights of Way Manager

**TITLE:** Acquisition of Property for the Isleta Phase II Reconstruction Project

**ACTION:** Motion to approve the acquisition of property from Mr. and Mrs. Juan Ray Candelaria by Condemnation or Settlement Action for Rights of Way for the Isleta Phase II Reconstruction Project.

### SUMMARY:

This property is needed as permanent rights of way for construction of the Isleta Phase II Reconstruction Project. The condemnation action will consist of a total land taking of 25,658 square feet from Mr. and Mrs. Juan Ray Candelaria. This property is a vacant lot and there are no existing improvements of any kind.

The appraised value by the Right of Way Section of \$77,000.00 establishes the basis for probable compensation due to these property owners. The offer to purchase was made accordingly but the owners have refused settlement. The Right of Way Section and the Real Estate Committee have considered the necessity for condemnation action and recommend that the County proceed. The details for the appraised values of these rights-of-way parcels are as follows:

For Land (Parcel 3-5): 25,658 S/F @ 3.00 \$/SF = \$76,974.00 rounded to:  
Sub-Total..... **\$77,000.00**

**TOTAL** ..... **\$77,000.00**

The County is lead agency on this project under a joint powers agreement with the New Mexico Department of Transportation.

### ATTACHMENTS:

1. Parcel Descriptions
2. Zone Atlas page
3. Valuation Analysis
4. Real Estate Committee Condemnation Approval

### FISCAL IMPACT

Name of Fund/Account(s)	Line Item Number(s)	Dollar Amount(s)
Isleta Boulevard Reconstruction Project Phase II	BC12 538052 79FF	\$77,000.00

# **STAFF ANALYSIS SUMMARY**

## **COUNTY MANAGER**

The Isleta Blvd. Phase II project is on schedule and this land acquisition is critical to this project. Staff has determined that this is a fair price for this property and recommends Board approval.  
TL 4/6/05

## **DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

The appraised property value was offered to the property owner but declined. Condemnation action or settlement action is required for this needed right-of-way for the Isleta Phase II Project. I recommend approval TW 3/28/05

## **LEGAL**

Matter has been reviewed and approved by Real Estate Committee. Approved as to form only.  
Deborah S. Seligman 3/29/05

## **FINANCE**

<b>Budget</b>	Funding is available from Isleta Phase II Right of Way federal grant funds appropriated in the Road fund, line item BC12-538052-79FF. Maria Zuniga, Financial Projects Coordinator 3/22/05
<b>Purchasing</b>	No comment necessary. Rosanna Suazo, Purchasing 3/22/05
<b>Contracts</b>	No comment necessary. Rosanna Suazo, Purchasing 3/22/05
<b>Risk Management</b>	No comment necessary. David Baca, Risk Management 3/28/05